

**5 Rosemont Avenue, Broadbeach Waters, Qld 4218**

**JR JOHN REID**

**Sold Residential Land**

Friday, 20 October 2023

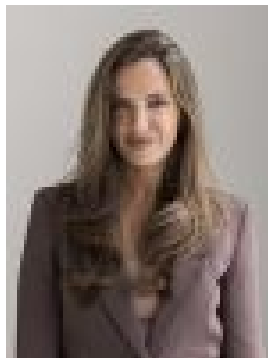
5 Rosemont Avenue, Broadbeach Waters, Qld 4218

Area: 660 m2

Type: Residential Land



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## Contact agent

An exceptional opportunity on offer for astute investors, entrepreneurs, or homeowners and developers seeking a perfect location to construct brand new dwellings. This unique property boasts an impressive 660 square meters of prime Broadbeach Waters land, situated on a desirable corner block with multiple frontages. Currently hosting a successful business 'Swim for Life', this property presents a multitude of possibilities for the next fortunate owner. Whether you're looking to pursue a profitable business venture, construct your dream home, or take on a fresh development project, the potential of this property knows no bounds. For those interested in continuing the existing business, the current swim school provides a solid foundation to build upon. Benefit from an established customer base and a thriving location in Broadbeach Waters. With its prominent corner block positioning capturing 3 street frontages, the property guarantees visibility and easy accessibility, ensuring your business will flourish in this sought-after neighborhood. For those seeking a more personal endeavor, this parcel of land presents an ideal location to craft your perfect home or cash in on a lucrative development opportunity by constructing multiple properties STCA. Located in the heart of Broadbeach Waters, offering close proximity to pristine beaches, renowned shopping precincts, and world-class dining, along with an array of tranquil parklands and schools. 5 Rosemont Avenue is an idyllic investment for those with vision and ambition. It's time to unlock the limitless possibilities that await you in this highly sought-after location.

**Property Features:-** 660 square metre corner block- Great business visibility with 3 street frontages- Currently hosting a profitable swim school business- Potential to grow existing business, start a new business, or build your new home- Excellent location close to the beach, parklands, shopping, dining, and schools

**Swim School Features:-** Large multi-lane indoor swimming pool (17.3m x 7.8m)- Heated pool- 15kw solar system- UV and Ozone pool disinfection system- Reception office and sitting/viewing area- Open-air patio- Secure grassed yard- Off-street parking for 5 vehicles- Male and female bathrooms with toilet and shower

**Suburb Profile:** The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything – you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.